



TOWN OF OLD SAYBROOK  
**Zoning Board of Appeals**

Jacqueline Prast  
Kevin Danby  
Alfred Wilcox  
Charles Gadon  
Paul Delmonico

302 Main Street • Old Saybrook, Connecticut 06475-1741  
Telephone (860) 395-3131 • FAX (860) 395-1216  
www.oldsaybrookct.org

**Alternate Members**  
Brenda Dyson  
Vacancy  
Vacancy

**REGULAR MEETING AGENDA  
HYBRID MEETING**

**December 8, 2021 at 6:00 p.m.**

Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

Public Zoom Link: <https://zoom.us/j/96174417686?pwd=Zk1kWmV2VII3VVV1TUNtNEZRSEs0QT09>

Meeting ID: 961 7441 7686

Meeting Passcode: 302302

Teleconference Dial-In: (929) 436-2866

One Tap Mobile: <tel://9294362866,,96174417686#>

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **WORKSHOP (6:00-7:00) – Review of the Roles and Responsibilities of ZBA Members**  
*Attorney Michael Cronin*
- IV. **PUBLIC HEARINGS – Starting at 7:00**

**21/22-07C Gregory Mattus** seeks a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change) Par 10.8.1 & 10.8.2 (nonconforming lots/no structure if owner owns contiguous non-conforming lot, new structure will conform/structure added without merging lot, structure will not conform) Par 24.5.1 as amended by Par 68.1.2 (narrow street setback/ required 30' Hartlands & 40' Clearwater /21.5' Hartlands and 9.4' Clearwater proposed); Par 24.6.2 (structure coverage/20% allowed/21.6% proposed) and Par 24.5.3 (sideline setback/15' required/2' proposed) of the Zoning Regulations to permit the construction of a 112 s.f. covered porch and 429 s.f. second story addition at 9 Hartlands Drive, Map 3/Lot 79, Residence A District, Coastal Area Management Zone.

*ACTION: Open Public Hearing, Consider & Act (extension of 65 days for the opening of the public hearing was granted by the applicant and expires 12/17/2021)*

**21/22-08 6 Center Road West, LLC**, appeal of the Zoning Enforcement Officer's Cease & Desist Order dated August 18, 2021 for property located at 6 Center Road West, Map 26/Lot 6-9, Gateway Business B-4 District

*ACTION: Applicant granted extension to open the ph to 1/12/22. 29 of 65 days used.*

**21/22-10 Alfredo & Sandra Botet** seek a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 24.5.1 as amended by Par 68.1.2 (narrow street setback/ required 30' to Beechwood/6'5" to steps and 10'1" to building proposed); Par 24.5.1/street line setback/required 25' to Neptune/ 19'2" proposed; Par 24.5.3 (other line setback/15'

required/8'8" proposed); and Par 24.6.2 (structure coverage/20% allowed/26.9% proposed) of the Zoning Regulations to permit the construction of a 676.4 s.f. second story addition and conversion of a 288 s.f. carport to an attached garage at 24 Beachwood Road, Map 4/Lot 207, Residence A District, Coastal Area Management Zone.

*ACTION: Open public hearing, continue or close ph by 12/8/21 (NLT 1/11/2022). Consider & Act*

VI. **REGULAR MEETING**

- A. **New Business**
- B. **Minutes**
- C. **Correspondence & Announcements**
- D. **Committee, Representative & Staff Reports**
- E. **Election of Officers**

VII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED  
HYBRID MEETING  
**Wednesday, January 12, 2022 at 6:00 P.M.**  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook  
**Check our website for dial in information and  
additional meeting documents**  
[Zoning Board of Appeals web page](http://www.oldsaybrookct.org)  
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